



425 Old Durham Road, Gateshead, NE9 5LB

£700 Per Calendar Month

***** AVAILABLE IMMEDIATELY ***** on an unfurnished basis is this recently re-decorated, two bedroom upper flat located on the desirable Old Durham Road. The property is ideally located for transport links and access routes to Gateshead, Newcastle City Centre and of course Low Fell. Briefly comprising of: entrance hallway with stairs leading the the first floor, lounge, kitchen, bathroom and two good sized bedrooms. The property also benefits from UPVC and gas central heating throughout. Externally there is a private rear yard and ample on-street parking. Early viewing is highly recommended to avoid disappointment.

Entrance Hallway

With stairs leading to the first floor.

Lounge

Bright and airy lounge with a UPVC window overlooking the rear aspect and a gas central heating radiator.

Kitchen

Fitted with a range of wall and base units, integrated oven, hob and extractor fan. There is access to the rear yard via a UPVC door, window overlooking the rear aspect and a modern, vertical gas central heating radiator.

Main Bedroom

Spacious main bedroom with UPVc windows overlooking the front aspect and a gas central heating radiator.

Bedroom Two / Dining Room

Good sized second bedroom which can also be used as a dining room as this access from the lounge, window overlooking the rear aspect and a gas central heating radiator.

Bedroom Three

Third bedroom with a UPVC window overlooking the front aspect and a gas central heating radiator.

External Areas

Private Rear Yard

Agent Note

Holding Deposit:

To hold this property from other viewings while references are carried out we take one weeks rent as a holding deposit which is off-set against the first months rent. This one weeks rent will be taken to secure the property and will be held for 15 calendar days (unless otherwise expressly agreed) in order to complete all tenancy documents. This amount will be attributed to the first month's rent following the execution of all tenancy documents within the 15 calendar days of receipt of the holding deposit. This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and/or Deed of Guarantee) within 15 Calendar days

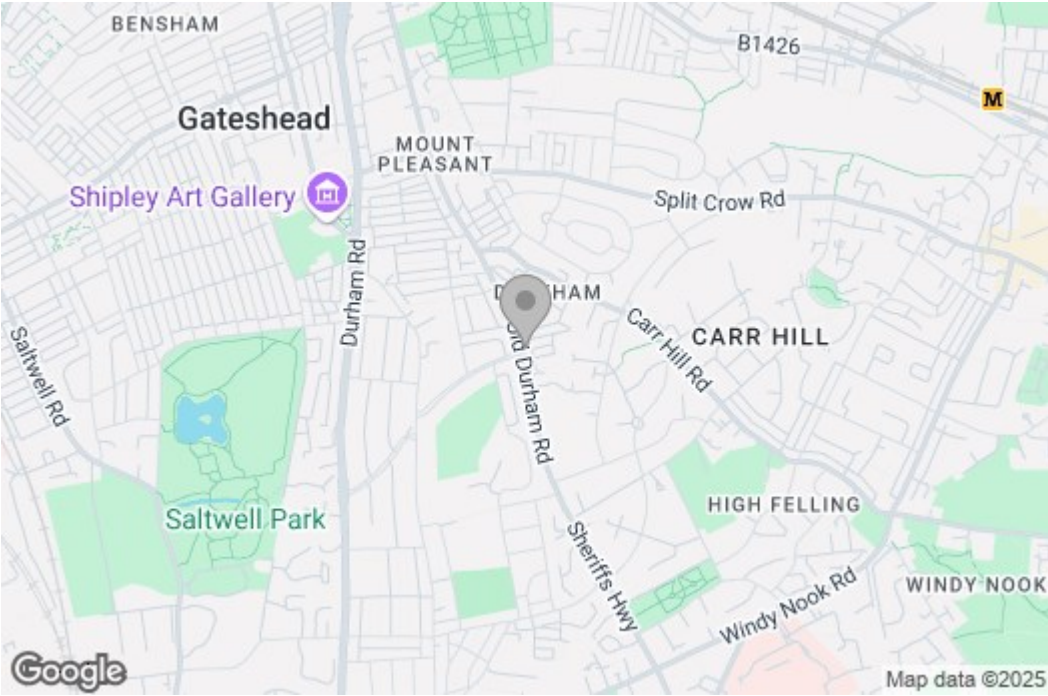
Upfront Costs:

1 Months rent upfront

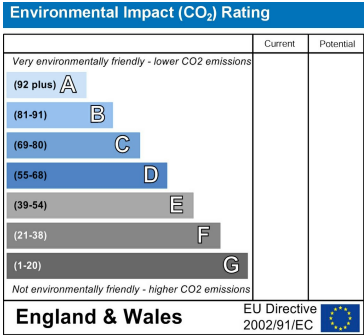
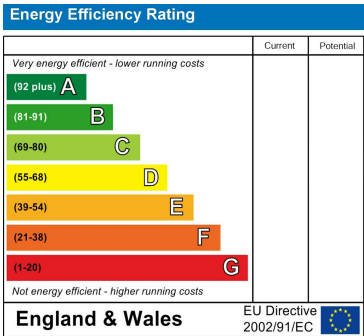
1 Months rent amount as a damage deposit to be held in a Government approved deposit scheme

Floor Plan

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract, purchaser should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give an representation or warranty in respect of the property.